003.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,078,200	/	1,078,200
USE VALUE:	1,078,200	/	1,078,200
ASSESSED:	1,078,200	/	1,078,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARRUDA LUIS ALBERTO--ETAL
Owner 2:	ARRUDA EMILIA
Owner 3:	
Street 1:	48-50 CHANDLER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Asbestos Exterior and 3583 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7479.000	556,800	5,900	515,500	1,078,200
Total Card	0.172	556,800	5,900	515,500	1,078,200
Total Parcel	0.172	556,800	5,900	515,500	1,078,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.93 | /Parcel: 300.93

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	556,800	5900	7,479.	515,500	1,078,200		Year end	12/23/2021
2021	104	FV	530,800	5900	7,479.	515,500	1,052,200		Year End Roll	12/10/2020
2020	104	FV	531,100	5900	7,479.	515,500	1,052,500	1,052,500	Year End Roll	12/18/2019
2019	104	FV	394,800	5900	7,479.	547,700	948,400	948,400	Year End Roll	1/3/2019
2018	104	FV	394,800	5700	7,479.	399,500	800,000	800,000	Year End Roll	12/20/2017
2017	104	FV	369,500	5700	7,479.	348,000	723,200	723,200	Year End Roll	1/3/2017
2016	104	FV	369,500	5700	7,479.	296,400	671,600	671,600	Year End	1/4/2016
2015	104	FV	328,000	5700	7,479.	290,000	623,700	623,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19340-5		9/1/1988		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2014	1160	Manual	6,000					Aluminum trim arou
9/23/2005	863	Porch	16,000	C		G7	GR FY07	REBILD 2 DECKER OF
3/21/2002	171	Porch	6,500	C				REBUILD BOTTOM OF
5/16/1995	252	Porch	3,900					REBUILD PORCH
6/1/1993	224		2,000					REM KIT ADD WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
10/13/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent	256	PATRIOT
9/20/1999	Measured	256	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

2286

GIS Ref

GIS Ref

Insp Date

10/14/17

!227!

PRINT

Date	Time
12/29/21	18:12:50

LAST REV

Date	Time
01/18/18	14:10:50
apro	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	2286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7479		Sq. Ft.	Site		0	80.	0.86	1									515,495						515,500	

Total AC/HA:	0.17169	Total SF/SM:	7479	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	515,495	Spl Credit		Total:	515,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07752442
Const Adj.:	0.93100190
Adj $ / SQ:	180.572
Other Features:	104628
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684019
Depreciation:	127228
Depreciated Total:	556792

COMMENTS

est bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

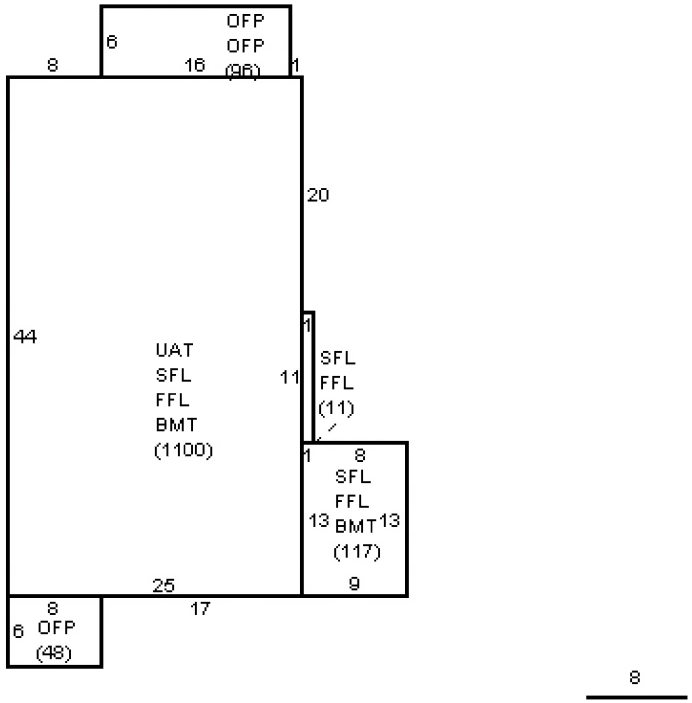
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.57
Special Features:	0	Val/Su Net:	132.95
Final Total:	556800	Val/Su SzAd	226.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,228	180.570	221,742
SFL	Second Floor	1,228	180.570	221,742
BMT	Basement	1,217	78.820	95,924
UAT	Upper Attic	275	126.400	34,760
OFP	Open Porch	240	21.760	5,223

Net Sketched Area:	4,188			Total:	579,391
Size Ad	2456	Gross Area	5013	FinArea	3583

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	C	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16x16	A	AV	1997	3.71	T	17.6	104			800			800
1	Metal Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	104						
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900